

**LAND SUBDIVISION COMMITTEE MEETING**  
**August 8, 2013**

**Members**

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Gregg Humphrey

Mike Johnson

Nate Bottom

Lori Williams

Matt McLaughlin

Rick Weber

Brian Wright

Dean Graven

Paul O'Shea

Steve Hall

Brad Bixby

Kenneth Springs

Elliott McKinley

**Others**

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Steve Walker

Don DeFrates

Charlie Adams

Bill Coombe

Steve Luker

John Raynolds

**Staff**

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Joe Zeibert

Norm Sims

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**     1989-22  
**CENSUS TRACT #**     30

**NAME OF SUBDIVISION:**     Toronto Terrace – Preliminary Plan

**JURISDICTION:**     City

**DATE OF MEETING:**     August 8, 2013

**OWNER:**     Greenside Nudo, Inc.

**ENGINEER:**     Greene & Bradford

**DESCRIPTION:**     Pt. E ½, SE ¼, Sec. 27, T15N. R5W (Northeast corner of Cotton Hill Road and Toronto Road)

41.082   **Acres**     18     **Lots**

**MOTION TO RECOMMEND:**     Approve Subject To

**BY:**     Nate Bottom

**2<sup>ND</sup> BY:**     Ken Springs

**VOTE:**     Unanimous

Don Defrates presented the preliminary plan. He said the development contains 16 lots on 41 acres located at the northeast corner of North Cotton Hill Road and Toronto Road.

Joe Zeibert said the preliminary covenants need to be submitted for review. He said according to the Springfield Area Transportation Study bicycle and pedestrian plan, bike lanes and sidewalks are recommended along Toronto Road.

Paul O'Shea reinforced the comments made by the Planning Commission.

Michael Johnson said the east-west water main from North Cotton Hill Road will be 10". The north-south water main from lot 4 north can be 6", as long as the phasing does not change and the proposed buildings do not require additional capacity. The hydrant arrangement along the roadway will need some adjustment. Additional on-site hydrants will likely be needed depending on how lots 1-3 and lot 16 develop.

Nate Bottom said the proposed manhole on lot 9 shall be removed if it is not necessary. He said the drainage calculations need to be approved.

Lori Williams said the traffic study needs to be approved.

Rick Weber said the water main size shall be noted along the new street. The new streets are not labeled. The fire hydrant locations may not be sufficient depending on building

locations and occupancy types. One fire hydrant has been omitted since the last preliminary plan submittal.

Nate Bottom made a motion to approve the preliminary plan subject to:

- 1) Preliminary covenants;
- 2) Identifying the east-west water main from North cotton Hill Road as 10";
- 3) Hydrant resolution;
- 4) Remove proposed manhole on lot 9;
- 5) Drainage calculation approval;
- 6) Traffic study approval;
- 7) Identify the water main sizes; and,
- 8) Labels the street names for the new streets.

Ken Springs seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**     2005-10  
**CENSUS TRACT #**     36.04

<b>NAME OF SUBDIVISION:</b>	Kreston Place – Plat 4 – Final Plat
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	August 9, 2013
<b>OWNER:</b>	Adams Family Lifetime Trust
<b>ENGINEER:</b>	Coombe-Bloxdorf, PC
<b>DESCRIPTION:</b>	Pt. E ½, NW ¼, Sec. 1, T15N, R6W (West side of Koke Mill Road, south of Old Jacksonville Road)
	6.498 <b>Acres</b> 17 <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Approve Subject To
<b>BY:</b>	Nate Bottom
<b>2<sup>ND</sup> BY:</b>	Dean Graven
<b>VOTE:</b>	Unanimous

Bill Coombe presented the subdivision. He said they are proposing a 17 lot subdivision final plat.

Joe Zeibert said the approval block needs to be corrected to refer to the current subdivision ordinance language. The mayor's signature block needs to be corrected to refer to the city engineer while keeping the attest as the city clerk. A bearing shall be added between lots 409 and 410. Zeibert said final covenants need to be submitted.

Nate Bottom said the sheet size shall be 22x17 with a minimum letter size of .12 inch. The final plat needs to include the professional land surveyor seal, original signature, date of signing, license number and expiration date. The date of completion of the field work shall be indicated on the plat. A legend is needed for all symbols and abbreviations used on the plat. Coordinates need to be displayed for each boundary corner, to 4 decimal places, Illinois State Plane coordinates NAD 83 west zone preferred. The owner's written acknowledgement of the Right-of-Way conveyance in fee simple needs to be revised. The following note needs to be added to the face of the plat regarding the conveyance of the right-of-way. "The Right-of-Way shown heron is hereby conveyed to the City of Springfield as per the Owner's Acknowledgement."

Nate Bottom made a motion to approve the final plat subject to:

- 1) Signature block corrections;
- 2) Sheet Size should be 22 X 17 Minimum Letter Size 0.12 Inch;
- 3) Professional land surveyor seal, original signature, date of signing, and license number and expiration date;
- 4) Date of completion of fieldwork;
- 5) Legend for all symbols and abbreviations used on the plat;
- 6) Coordinates Displayed for each boundary corner, to 4 decimal places. Illinois State Plane Coordinates NAD 83, West Zone preferred;
- 7) Revise Owner's written acknowledgement of the Right-of-Way conveyance in fee simple; and,
- 8) Note on the face of plat regarding the conveyance of the right-of-way show on the plat. "The Right-of-Way shown hereon is hereby conveyed to the City Of Springfield as per the Owner's Acknowledgement."

Dean Graven seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

<b>FILE NO.</b>	<u>PUD</u>
<b>CENSUS TRACT #</b>	<u>28.02</u>

<b>NAME OF SUBDIVISION:</b>	Legacy Pointe Town Center Phase IV – Final Plat
<b>JURISDICTION:</b>	City
<b>DATE OF MEETING:</b>	August 8, 2013
<b>OWNER:</b>	Legacy Pointe Development Company, LLC
<b>ENGINEER:</b>	Martin Engineering
<b>DESCRIPTION:</b>	Pt. SE ¼, Sec. 17, T15N, R5W (South side of Lincolnshire Boulevard, west of MacArthur Boulevard)
	<u>30</u> <b>Acres</b> <u>1</u> <b>Lots</b>
<b>MOTION TO RECOMMEND:</b>	Approve Subject To
<b>BY:</b>	Nate Bottom
<b>2<sup>ND</sup> BY:</b>	Lori Williams
<b>VOTE:</b>	Unanimous

Steve Walker presented the final plat. He said the final plat covers the area on the south side of Lincolnshire.

Joe Zeibert said the signature block needs to be corrected to reflect the approval by City Council. The wording of the signature block needs to reflect that the SSCRPC recommends approval of the plat subject to City Council approval. Zeibert said the proposed use needs to be identified for lot 1004. Zeibert ask if the trail was located within City of Springfield ROW. Nate Bottom said it is located within the City of Springfield ROW.

Nate Bottom said the professional land surveyor seal, original signature, date of signing, license number and expiration date need to be identified on the plat. Bottom said there are discrepancies between the plat and the description in the surveyor's certificate that need to be corrected. He said the following note needs to be added to the face of the plat regarding the conveyance of the right-of-way shown on the plat. "The Right-of-Way shown heron is hereby conveyed to the City of Springfield as per the Owner's Acknowledgement."

Brad Bixby said additional easement may need to be provided along the back side of the development for the proposed transformer.

Steve Walker said additional easements will be provided after additional design work is completed as the development proceeds.

Nate Bottom made a motion to approve subject to:

- 1) Signature block correction;
- 2) Identify the proposed use of lot 1004;
- 3) Professional land surveyor seal, original signature, date of signing, and license number and expiration date;
- 4) Correction of discrepancies between Plat and the description in the Surveyor Certificate;
- 5) Note on the face of plat regarding the conveyance of the right-of-way show on the plat; "The Right-of-Way shown hereon is hereby conveyed to the City of Springfield as per the Owner's Acknowledgement."; and,
- 6) Electric easement resolution.

Lori Williams seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

<b>FILE NO.</b>	<b>PUD</b>
<b>CENSUS TRACT #</b>	<b>28.02</b>

<b>NAME OF SUBDIVISION:</b>	Legacy Pointe Town Center – The Outlets at Springfield – Large Scale Development Plan				
<b>JURISDICTION:</b>	City				
<b>DATE OF MEETING:</b>	August 8, 2013				
<b>OWNER:</b>	Legacy Pointe Development Company, LLC				
<b>ENGINEER:</b>	Martin Engineering				
<b>DESCRIPTION:</b>	Pt. SE ¼, Sec. 17, T15N, R5W (South side of Lincolnshire Boulevard, west of MacArthur Boulevard)				
	<table><tr><td>30</td><td><b>Acres</b></td><td>1</td><td><b>Lots</b></td></tr></table>	30	<b>Acres</b>	1	<b>Lots</b>
30	<b>Acres</b>	1	<b>Lots</b>		
<b>MOTION TO RECOMMEND:</b>	Approve Subject To				
<b>BY:</b>	Nate Bottom				
<b>2<sup>ND</sup> BY:</b>	Ken Springs				
<b>VOTE:</b>	Unanimous				

Steve Walker presented the large scale development plan. He said the development will contain 30 acres for the proposed outlet mall.

Joe Zeibert said a crosswalk for the trail on page C5 needs to be identified on the plan. Crosswalks need to be provided in front of the service court where the sidewalk is indicated. Zeibert said the PUD document states "Loading and outdoor storage areas shall not be visible from adjoining properties and/or public streets, and shall be screened, recessed, or enclosed." The screening for all of the above mentioned areas need to be identified on the plan. Additional landscape islands will be required for the single row parking along Lincolnshire. The sidewalk in the northeast corner needs to be adjusted and relocated along the access drive.

Paul O'Shea said he would like to reinforce the comments made by the Regional Planning Commission. O'Shea said he has visited other lifestyle centers that have included the concepts that the Regional Planning Commission has mentioned. O'Shea indicated that those concepts of screening and landscaping have enhanced those developments greatly. Steve Walker said the outlet mall is designed so that all of the buildings face inward. The loading areas that you see along Lincolnshire will be screened by a 15'-20' high wall that includes landscaping along the front and the walls will be brick. The only part that will be seen is the area that trucks can enter. Zeibert asked for a detail to be provided on the plan to clarify the landscape and screening issue.



Michael Johnson said the water main shown from lot 14 to the outlet mall front entrance and north to the north side of Lincolnshire needs to be shown as 12" and will need to be extended to the northwest edge of Lincolnshire and the main entrance intersection for future extensions. He said additional hydrants or location modifications may be required based on locations of the proposed fire department connections and fire safety review. He said there will need to be additional discussion on the location and number of fire service lines to the facility. The location of these lines may determine the size of the water mains on the east and west sides of the facility. Johnson stated that they would prefer the food court to have an individual meter and all other domestic service lines to be on one other meter located in the mechanical room off the fire line. Johnson said that all water mains will require 20' easements and additional easements will need to be obtained from lots 15 and 16 to serve the facility.

Gregg Humphrey said all of the existing sanitary trunk sewer located west of the development need to be identified.

Nate Bottom said after discussing the sidewalk location with the engineer that they have determined that the proposed east sidewalk location is acceptable where it is due to the continuous flow into the development for safety reasons. Bottom said the landscape islands need to be made wider to account for the landscape island requirements along Lincolnshire.

Lori Williams said the location of the monument sign will need to be reviewed. Williams indicated that a detailed striping and signage plan will need to be reviewed for the roundabout during the next stage of the development plan process.

Rick Weber said additional planning will be required as the development proceeds for the hydrant placements and the standpipe and sprinkler issues.

Brad Bixby said a minor adjustment may be needed for the electric configuration and they will supply the configuration once additional detail has been obtained.

Nate Bottom made a motion to approve the development subject to:

- 1) Add crosswalk for the trail on page C5;
- 2) Provide crosswalks in front of the service court where the sidewalk is indicated;
- 3) Indicating and providing the details for those outdoor storage areas to be screened on the plan;
- 4) Widening the landscape islands along Lincolnshire to account for the landscape island requirements;
- 5) Identifying the water main from lot 14 to the outlet mall front entrance and north to the north side of Lincolnshire as 12";
- 6) Extending the water line to the northwest edge of Lincolnshire and main entrance intersection;
- 7) Fire hydrant resolution;
- 8) Show all of the existing sanitary trunk sewers located west of the development;
- 9) Review of the location of the monument sign; and,
- 10) Electric configuration adjustment.

Ken Springs seconded the motion and the vote to approve was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION  
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

**FILE NO.**      94-50

**CENSUS TRACT #**      36.03

**NAME OF SUBDIVISION:**      Deerfield Subdivision – 11<sup>th</sup> Addition – Lot 197 – Partial Plat of Vacation

**JURISDICTION:**      City

**DATE OF MEETING:**      August 8, 2013

**OWNER:**      Melinda Schroeder  
Marline Jones

**ENGINEER:**      Raynolds, Higginbotham & Associates, Inc.

**DESCRIPTION:**      Pt. E ½ , Sec. 3, T15N, R6W & Pt. W ½, Sec. 2, T15N, R6W  
(Savoy/Plover Drive, west of Tern Place)

.25      **Acres**      1      **Lots**

**MOTION TO RECOMMEND:**      Approve Subject To

**BY:**      Nate Bottom

**2<sup>ND</sup> BY:**      Matt McLaughlin

**VOTE:**      Unanimous

John Raynolds presented the partial plat of vacation.

Joe Zeibert said a legal description for the entire lot is needed and the line between parcels 1 and 2 shall be removed since the property has not been divided. Zeibert asked about the status of the zoning case to reduce the setback requirement for the existing building. Matt McLaughlin stated that the zoning case will proceed to the planning and zoning committee in a couple of weeks and the partial plat of vacation will have to be approved subject to the zoning approval by City Council.

Nate Bottom said the "SE ¼, Sec. 3 & SW ¼, Sec. 2, T15N, R6W, 3<sup>rd</sup> PM" needs to be added to the general legal description.

Brad Bixby said it does not appear that CWLP electric will be affected by the setback vacation.

Nate Bottom made a motion to approve the partial plat of vacation subject to:

- 1) Providing a legal description for the entire lot;
- 2) Removing the line between parcels 1 and 2; and,
- 3) Adding "SE ¼, Sec. 3 & SW ¼, Sec. 2, T15N, R6W, 3<sup>rd</sup> PM" to the general legal description.

Matt McLaughlin seconded the motion and the vote to approve was unanimous.